

**CITY OF CAYCE***MAYOR*  
ELISE PARTIN*MAYOR PRO-TEM*  
JAMES E. JENKINS*COUNCIL MEMBERS*  
TARA S. ALMOND  
EVA CORLEY  
TIMOTHY M. JAMES*CITY MANAGER*  
REBECCA V. RHODES*ASSISTANT CITY MANAGER*  
SHAUN M. GREENWOOD**CITY OF CAYCE  
Regular Council Meeting  
August 6, 2013**

The August Regular Council Meeting was held this evening at 6:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Council Members Tara Almond, Eva Corley, Tim James, and James Jenkins, City Manager Rebecca Rhodes, Assistant City Manager Shaun Greenwood, Mendy Corder, Municipal Clerk and Garry Huddle, Municipal Treasurer. Mayor Partin asked if members of the press and the public were duly notified of the meeting in accordance with the FOIA. Ms. Corder confirmed they were notified.

**Call to Order**

Mayor Partin called the meeting to order. Council Member Jenkins gave the invocation. Chief Petty Officer Reid Cayce led the assembly in the Pledge of Allegiance.

**Approval of Minutes**

Council Member Jenkins made a motion to approve the minutes of the July 2, 2013 Regular Meeting as submitted. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

**Proclamations****A. Approval of Proclamation – Recognition of Mr. Reid Cayce**

Council Member James made a motion to approve a Proclamation recognizing Mr. Reid Cayce. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote. Mayor Partin read the Proclamation to the assembly and emphasized that Mr. Cayce is a descendant of William J. Cayce for whom the City of Cayce is named. Mr. Cayce served in the Navy during World War II and served in the U.S. Naval Reserve for thirty years before retiring as a Chief Quartermaster. Mr. Cayce and his family have been an integral part of the Cayce community. Mayor Partin and Council thanked him for his service to his country during World War II and his leadership and service to the City of Cayce.

**Public Comment Regarding Items on the Agenda**

No public comment was given.

### **Ordinances and Other**

- A. Approval of an Ordinance Regarding Residential Sanitation Fee – Second Reading

Council Member James made a motion to approve the Ordinance regarding a residential service fee. Council Member Almond seconded the motion. The motion was unanimously approved by roll call vote.

- B. Approval of an Ordinance Amending Sec. 7-8 of the Zoning Ordinance Regarding Communication Towers and Antennas – Second Reading

Council Member Almond made a motion to approve the ordinance amending Sec. 7-8 of the Zoning Ordinance. Council Member Jenkins seconded the motion. Council Member James asked Mr. Greenwood if changing the ordinance would meet the needs for the City's businesses. Mr. Greenwood stated the amendment would help the City conform to surrounding municipalities' ordinances and industry standards. He also explained some of the language in the initial ordinance was outdated. After discussion, the ordinance was unanimously approved by roll call vote.

- C. Approval of an Ordinance Amending Article 2 and Article 8 of the Zoning Ordinance in Relation to Wall Signage – First Reading

Ms. Rhodes explained that the ordinance amending Article 2 and Article 8 came from staff listening to local businesses and trying to amend the City's ordinances to be more business friendly and bring the City up to date with what other cities are doing.

Mr. Greenwood stated that over the past few months, the Board of Zoning Appeals heard multiple variance requests related to the number and size of wall signs allowed by the Zoning Ordinance. He explained a wall sign is a sign that is affixed to the exterior of the business. He stated staff reviewed various zoning ordinances from municipalities around the state and the City's Zoning Ordinance was more restrictive in many areas. Mr. Greenwood noted that staff revised the ordinance to foster a more business friendly community.

Council Member Almond made a motion to approve the Ordinance amending Article 2 and Article 8 of the Zoning Ordinance. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

- D. Approval of an Ordinance Amending Article 7 ("Conditional Use Regulations") of the Zoning Ordinance to add Special Exception Criteria - First Reading

Mr. Greenwood explained that when the Zoning Ordinance was rewritten in 2001, several types of businesses were coded to require special exceptions in order to be permitted in certain zoning districts. He stated that unfortunately the criteria that must be present in order to grant the special exceptions were not included in the ordinance. He stated without these criteria some businesses have been unable to open in the City.

Mr. Greenwood explained that the City Attorney recommended staff consider using a list of general criteria while each use is examined and a list of criteria is created for each specific use. Mr. Greenwood stated staff believes that the list of general criteria will protect the character of the community while allowing certain businesses to apply for special exceptions.

Council Member Corley made a motion to approve the Ordinance to amend Article 7 of the Zoning Ordinance on first reading. Council Member James seconded the motion which was unanimously approved by roll call vote.

E. Consideration and Approval of New Sludge Disposal Process

Mr. Garry Hubbard explained that the City's current method of sludge disposal is at the Richland County Screaming Eagle Road Landfill. He stated in FY12-13, the WWTP generated almost 8,000 tons of sludge at a disposal cost of \$254,600. He stated that staff has been in discussions with a local company, GenEarth, to explore an alternative method of sludge disposal. This sludge disposal method is a total reuse of sludge generated at the WWTP using green technology. The method includes generating a biogas from the sludge that is used as a fuel source for generating electricity and the remaining solids are pasteurized and dewatered, which can be used as a soil amendment.

Mr. Hubbard stated the proposed sludge disposal agreement with GenEarth will include the following details:

1. The City of Cayce sludge(s) would help support the construction of GenEarth Midlands Biogas plant.
2. GenEarth will construct a Biogas facility within 10 miles of the Cayce wastewater treatment plant at no capital cost to the City and will be operational within 14 months of the date of the agreement.
3. The proposed term of the agreement would be 10-15 years.
4. GenEarth will provide a 15 – 20 % savings in the disposal cost of the City's sludge(s) versus the current landfill disposal cost.
5. The agreement will include a "Most Favored Nations Clause" to ensure the lowest possible cost of sludge disposal.

6. GenEarth will provide Bio-fuel conversion of a City sludge hauling tractor trailer within 2 years of beginning commercial operations (conversion paid by GenEarth).
7. GenEarth will provide up to 1,000 gas gallon equivalents of free CNG/yr for remainder of the agreement term.

Council Member James made a motion to approve staff to begin preparation of the formal agreement with GenEarth. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

### **City Manager's Report**

Ms. Rhodes advised Council that the State Street lighting project has begun. The old poles will be replaced with a fewer number of poles that have stronger lights. She stated the Airport Blvd. streetscaping project seems like it may be moving forward. SC DOT has asked the City to remove the trees that are currently there so new vegetation and lighting can eventually be installed. Ms. Rhodes reminded Council that the City received CDBG funds for replacing the water line on Lexington Avenue. The City was recently given permission to put a RFP out for that project and hopefully that project will start soon as well. She advised that the Riverside Inn sewer emergency repair project is coming to a close.

Mayor Partin asked staff to tell the Events Committee on behalf of Council what an amazing job they do. She stated recently she was at the Performing Arts Center and one of the groups performing was a band that had previously been at the Congaree Bluegrass Festival for free.

### **Committee Matters**

- A. Approval to Enter the Following Approved Committee Minutes into the City's Official Record

Council Member Almond made a motion to approve entering the following Committee minutes into the City's official record:

Events Committee – June 13, 2013  
Planning Commission – June 17, 2013

Council Member Corley seconded the motion which was unanimously approved by roll call vote.

B. Committee Recommendations

1. Discussion and Approval of the Accommodations Tax Committee's Recommendation for distribution of funding for FY13-14

Ms. Corder provided Council with the Accommodations Tax Committee's recommendations for distribution of funding for FY13-14 as follows:

Replenish Supply of Advertising Specialties - \$1,200  
Airport High School Boys Soccer Tournament - \$0  
Airport High School Girls Soccer Tournament - \$2,500  
BC High School Boys Soccer Tournament - \$2,500  
Cayce Museum Christmas Traditions - \$3,350  
Cayce Museum's Aide's Salary - \$11,500  
Cherokee Trail Riverfest at Cayce Riverwalk - \$3,000  
Christmas in Cayce - \$4,500  
Columbia Metro Conv & Visitors Bureau - \$1,500  
Congaree Bluegrass Festival - \$12,500  
Guided Nature Tours - \$0  
Tartan Day South - \$3,000  
West Metro Visitors Center - \$18,000

Ms. Rhodes explained that the City receives more funding requests than it does Accommodations Tax funding so the Committee has to weigh each request and decide which event will bring the most visitors to the City over night. Council Member Jenkins asked if the Airport High School Boys Soccer Tournament will be able to receive funds once they fill out the application. Ms. Corder stated they have been notified and are in the process of filling out the application and then the Committee will meet again to discuss funding the event. Council Member Jenkins asked about the Guided Nature Tours as well since it was recommended that they not receive funding. Ms. Corder explained that the Events Committee had decided to take a year off from having the tours since they had a difficult time filling the minimum amount of spaces this year.

Council Member James made a motion to approve the recommendations as submitted. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

C. Committee Appointments/Reappointments

Public Safety Foundation – One Position

Mr. Phil Carter's term expired in June and the Public Safety Foundation recommends him for re-appointment. Council Member Jenkins made a motion to reappoint Mr. Carter to the Foundation. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

Mayor Partin informed the assembly that Council Member Corley and her husband are expecting their first child.

Mayor Partin explained that Council is considering a Hospitality Tax and will be discussing it at the August 21, 2013 Council Meeting. She explained that no decisions have been made but Council has asked the City Manager to hold meetings to inform everyone about it and receive feedback from business owners and citizens. She encouraged everyone to contact any one on Council to share their feelings and thoughts and to ask any questions they may have.

Mayor Partin congratulated Mr. Reid Cayce on his upcoming 90<sup>th</sup> birthday and asked everyone to take the opportunity to congratulate him as well after the Council Meeting.

#### **Executive Session**

- A. Receipt of legal advice relating to a claim and potential claim by the City and other matters covered by the attorney-client privilege
- B. Discussion of negotiations incident to a contractual arrangement with SCANA for lighting of Otarre Pointe
- C. Discussion of negotiations incident to a contractual arrangement with SCANA for lighting services for Airport Blvd.
- D. Discussion of negotiations concerning proposed contractual arrangements as it relates to the 12,000 Year History Park

Council Member Jenkins made a motion to move into Executive Session to discuss the matters above. Council Member James seconded the motion which was unanimously approved by roll call vote.

#### **Reconvene**

After the Executive Session was concluded, Council Member James made a motion to reconvene the Regular meeting. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote. Mayor Partin announced that

no vote was taken in Executive Session other than to adjourn and resume the Regular meeting.

**Possible Actions by Council in follow up to Executive Session**

Council Member Jenkins made a motion to approve and authorize the City Manager to sign a contractual arrangement with SCANA for lighting at Otarre Pointe, Otarre Crossing and Airport Blvd. Council Member James seconded the motion which was unanimously approved by roll call vote.

There being no further business, Council Member James made a motion to adjourn the meeting. Council Member Almond seconded the motion which was unanimously approved by roll call vote. The meeting adjourned at 8:30 p.m.

---

Elise Partin, Mayor

ATTEST:

---

Mendy C. Corder, Municipal Clerk

